

LAND USE AMENDMENT
CRANSTON (WARD 12)
SOUTH OF STONEY TRAIL SE AND WEST OF DEERFOOT
TRAIL SE
BYLAW 17D2017

MAP 16SSE

EXECUTIVE SUMMARY

This application is for a Land Use Amendment in the community of Cranston. The application seeks to redesignate 26.19 hectares \pm (64.71 acres \pm) from Residential – One Dwelling (R-1s) District, Residential –Narrow Parcel One Dwelling (R-1N) District, Special Purpose – Recreation (S-R) District to Residential – Low Density Mixed Housing (R-G) District. The intent of the application is to accommodate development to allow for a greater range of parcel sizes and a variety of low density housing forms than what is currently allowed.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 November 03

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 17D2017; and

1. **ADOPT** the proposed redesignation of 26.19 hectares \pm (64.71 acres \pm) located at 20760, 20821 and 21101 – 40 Street SE, 4098 and 4099 – 210 Avenue SE and 21111 Deerfoot Trail SE (Portion of SW1/4 Section 16-22-29-4; Portion of S1/2 Section 17-22-29-4; Portion of NE1/4 Section 8-22-29-4; Portion of Section 22-29-4;OT; Portion of Plan 0715316, Area A; Portion of Plan 0810330, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District, Residential –Narrow Parcel One Dwelling (R-1N) District and Special Purpose – Recreation (S-R) District **to** Residential – Low Density Mixed Housing (R-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 17D2017.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment application has been developed in accordance with the intent, goals and policies of both the Municipal Development Plan (MDP) and the Cranston Community Plan. The application complies with the required density requirements of the Cranston Community Plan. The proposal would provide for a variety of low density residential development options in the southern portion of the Cranston community.

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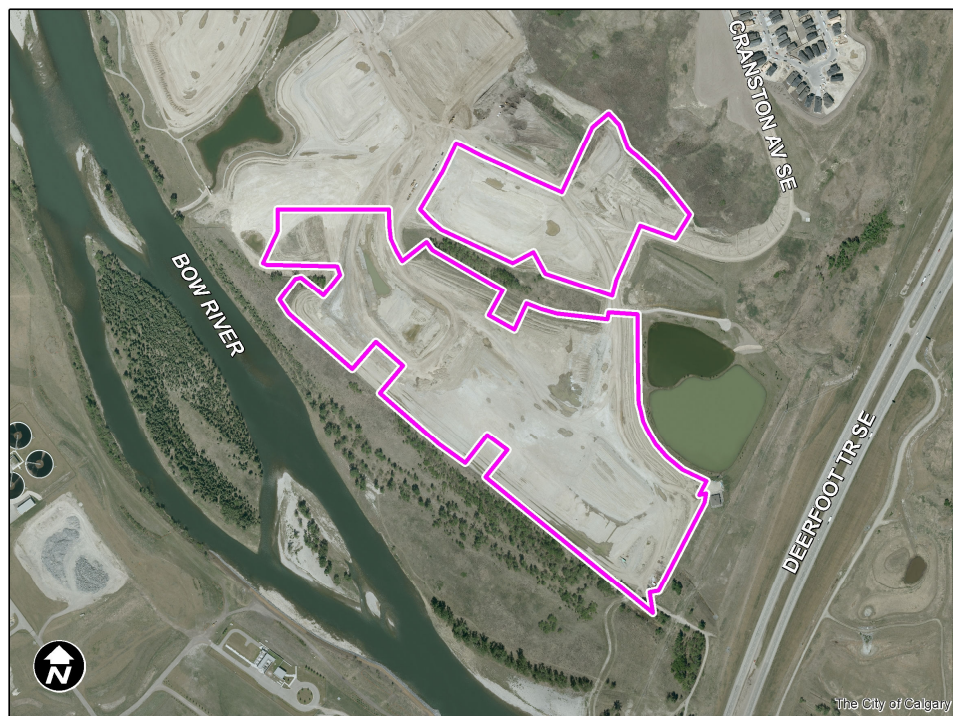
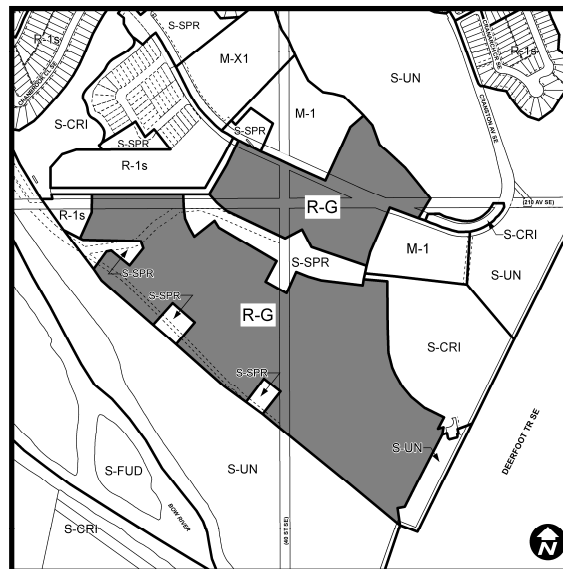
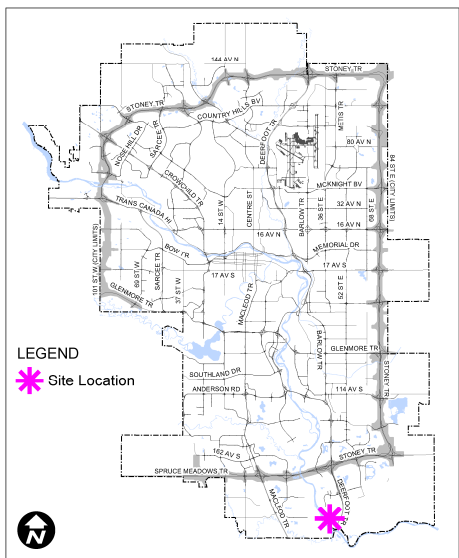
ATTACHMENTS

1. Proposed Bylaw 17D2017
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 26.19 hectares ± (64.71 acres ±) located at 20760, 20821 and 21101 – 40 Street SE, 4098 and 4099 – 210 Avenue SE and 21111 Deerfoot Trail SE (Portion of SW1/4 Section 16-22-29-4; Portion of S1/2 Section 17-22-29-4; Portion of NE1/4 Section 8-22-29-4; Portion of Section 22-29-4;OT; Portion of Plan 0715316, Area A; Portion of Plan 0810330, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District, Residential –Narrow Parcel One Dwelling (R-1N) District and Special Purpose – Recreation (S-R) District **to** Residential – Low Density Mixed Housing (R-G) District.

Moved by: S. Keating

Carried: 5 – 0

Absent: R. Wright, M. Foht and G.-C. Carra

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Applicant:

Stantec Consulting

Landowner:

Carma Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located east of the Bow River, north and west of Deerfoot Trail SE, south and below the escarpment of the existing and future residential area within the Cranston community.

Previously, these lands were designated as Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling with secondary suites (R-1s) District and Special Purpose – Recreation (S-R) District. An increase in density could be achieved with this application as the proposal would allow for the Residential – Low Density Mixed Housing (R-G) District, which allows for a wide range of low density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwelling and single detached dwellings. The Applicant is proposing a mix of single detached dwellings and semi-detached dwellings for the subject lands, as demonstrated in APPENDIX II and III of this report.

LAND USE DISTRICTS

This Land Use Amendment application seeks to redesignate the previously approved land uses in the area to accommodate a wide range of low density residential development forms with a greater range of parcel sizes.

The Residential – Low Density Mixed Housing (R-G) District includes rowhouse buildings, townhomes, semi-detached dwellings and single detached homes. The Applicant is proposing the R-G designated lands would increase the density by 1.7 percent to 1.9 percent in dwelling units compared to currently approved districts for the same area. A total of 445 to 573 housing units could be accommodated on the proposed R-G lands. However, the layout of specific R-G housing types and densities would be determined at the Subdivision Tentative Plan stage.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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The most relevant policy section of the SSRP to this item is:

- 8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.

Municipal Development Plan (MDP)

The Municipal Development Plan identifies the application area as "Planned Greenfield with Area Structure Plan" as per the Urban Structure Map (Map 1).

The application also meets the intent of the following MDP policies:

- 2.3.1.a.i. Provide a mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments.

Cranston Community Plan

The Cranston Community Plan identifies this area as a *Neighbourhood Area*. Although the predominant form of housing is single family, all neighbourhoods in this area are to offer a choice of housing. When fully developed, the community should be capable of achieving a minimum density of 14.8 units per gross developable hectare (6.0 units per gross developable acre). The residential density for the area shall not exceed 17.3 units per gross developable hectare (7.0 units per gross developable acre). A minimum of 15 percent of dwelling units are to be other than single-detached housing for the entire community plan area.

TRANSPORTATION NETWORKS

The subject lands are served by Cranston Avenue SE, an arterial roadway standard that loops down from Deerfoot Trail to the lower lands by the river. A Transportation Impact Assessment was not required for this application.

There are several Transit routes that service the Cranston community, however currently there is no transit service to the lower lands by the river. Local area pathways, as per the outline plan, will service the subject lands.

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UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition to density in the area, without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

The Cranston Community Association was circulated. No response was received by Administration from the initial circulation. No response was received when Administration followed up with the Community Association on 2016 October 18.

Citizen Comments

There were a number of comments received by adjacent landowners noting concerns with transportation and increased traffic in the community. Many residents expressed further development in the area should not occur until the new access to Deerfoot Trail SE through Cranston Gate is constructed. A concern was also raised on the potential loss of parkland and green space.

Other concerns were raised in regards to increased density which could potentially lead to more rental properties in the community and an increase in crime.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The Cranston Phase 74 to 79 Land Redesignation application (LUR) pertains to the Riverlands of the Cranston Community Plan and will meet the requirements of the approved Cranston South Stage II Outline Plan approved in 2007 (LOC2007-0048).

The LUR proposes to redesignate residential lands from the Residential – One Dwelling (R-1s) District to the Residential – Low Density Mixed Housing (R-G) District. Relative to the R-1s that only allows single detached homes, the new R-g district allows for a greater range of parcel sizes and housing forms that include rowhouses townhomes, semi-detached dwellings and single detached homes.

By redesignating to the R-G district, the community of Cranston will better achieve the objectives of sections 2.2 and 2.3 of the Municipal Development Plan (MDP), which encourage the creation of a compact city and improving housing diversity and choice within Calgary.

Should this proposal be approved by City Council, the R-G lands are anticipated to accommodate between 445 to 573 housing units, or a 1.7% - 1.9% increase in dwelling units compared to the R-1s district for the same area.

When combined with the future and developed areas of Cranston, the total residential density of the 493.60± community is anticipated to be between 16.7 units per hectare and 17.3 units per hectare (upha). This density range complies with the Cranston Community Plan density target to be between 14.8 upha to 17.3 upha.

No changes are being proposed to the road network, pedestrian network, regional pathways, or park spaces and will remain as approve under the Cranston South Stage II Outline Plan.

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APPENDIX II

PROPOSED RESIDENTIAL COMPOSITION TABLE

Housing Type	Approx. Frontage (m)	Avg. Parcel Frontage (m)	Avg. Parcel Size (sq.m.)	Ant. No of Lots
Single Detached Dwelling (SDD) Total	3,883	10.72	374	362
SDD – Estate	891	14.63	512	61
SDD – Zero Lot Line	1,080	8.84	309	122
SDD – Move Up	1,912	10.67	373	179
Semi-Detached	656	7.92	261	83
Total	4,539	10.52	363.75	445

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APPENDIX III

PROPOSED CRANSTON PHASES 74-79

